



APPLICATION ACCEPTED: March 12, 2014
ADMINISTRATIVELY MOVED AT APPL. REQUEST
BOARD OF ZONING APPEALS: November 19, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

November 12, 2014

STAFF REPORT

SPECIAL PERMIT NO. SP 2014-MV-017

MOUNT VERNON DISTRICT

APPLICANT: Cynthia Nkonwa
d/b/a Cynthia Home Daycare

OWNERS: Cynthia Nkonwa
Edjiman Numo

SUBDIVISION: Timothy Park

STREET ADDRESS: 8119 Cooper Street, Alexandria, 22309

TAX MAP REFERENCE: 101-1 ((2)) 598

LOT SIZE: 13,324 square feet

ZONING DISTRICT: R-3

ZONING ORDINANCE PROVISIONS: 8-305

SPECIAL PERMIT PROPOSAL: To permit a home child care facility.

STAFF RECOMMENDATION: Staff recommends approval of SP 2014-MV-017 for the home child care facility with adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

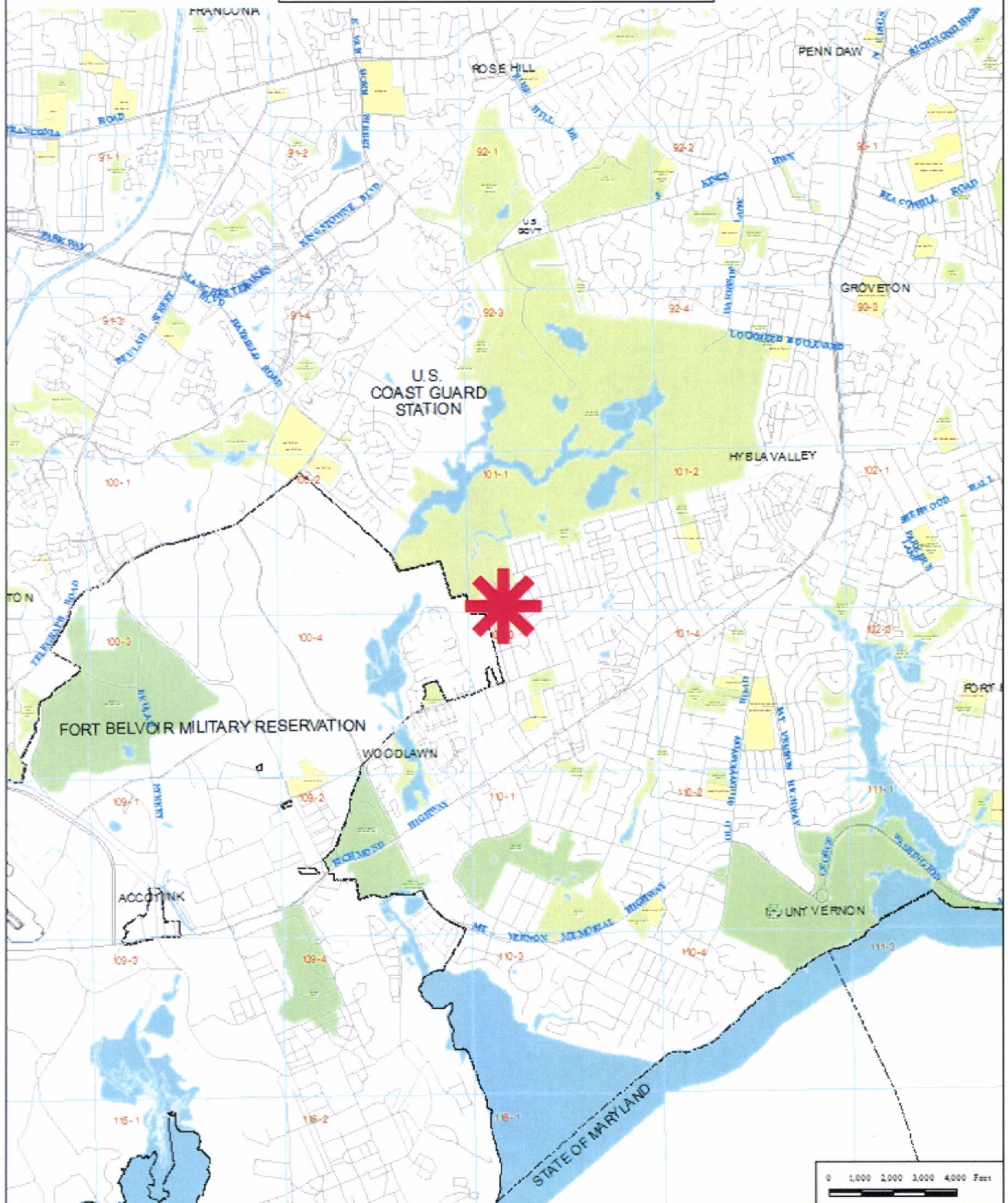


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

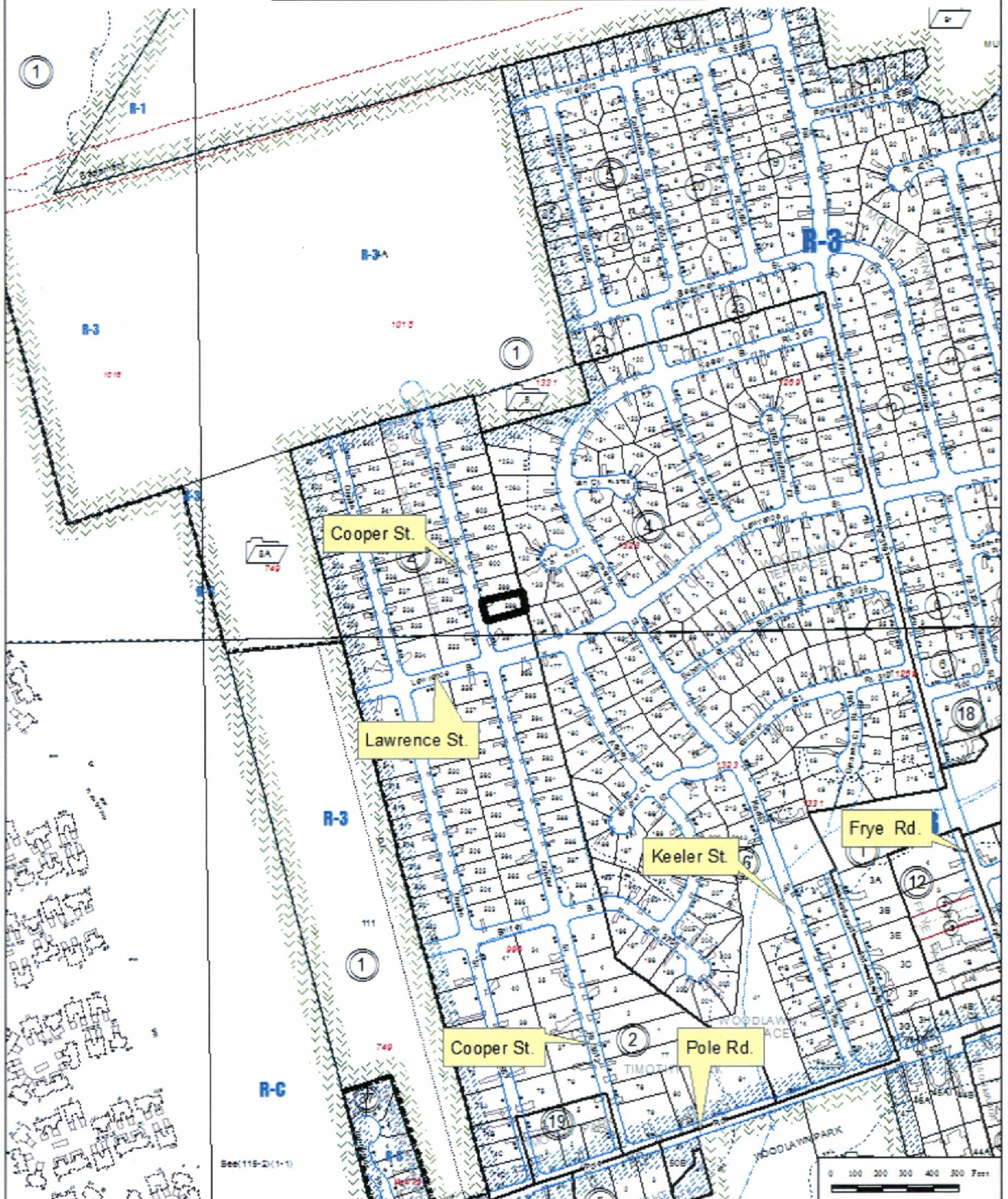
SP 2014-MV-017

CYNTHIA NCONWA



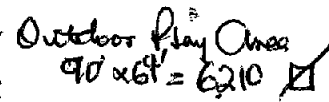
Special Permit

SP 2014-MV-017
CYNTHIA NKONWA



132

139



Wood FENCE 5'10" x 166.15'
Tail 5'10"
Length 166.15'
Width 80'

IRON FENCE 8'x10'
Tall 9'
Length 10'
Width 8'

110.26' TO P.C.
LAWRENCE STREET

Swing Set ①
Tall 9'
length 6'
width 12'

Swing Set ②
Tall 9'
length 8'
width 14'

ERS MUST BE
TENT MATERIAL

NAME: CYNTHIA NKONKA - N 14°03'40" W 80.00

8119 COOPER STREET

ALEXANDRIA VA

22309

COOPER STREET

50' R/W PLACEMENT ON COMPETENT MATERIAL

PLAT

SHOWING HOUSE LOCATION ON

LOT 598

RESUBDIVISION OF LOTS 13-33 & 42-69

TIMOTHY PARK

TOTAL EARTH DISTURBANCE ON THIS
LOT SHALL NOT EXCEED 2500 S.F.

SCALE: 1" = 30'

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SPECIAL PERMIT REQUEST

The applicant is seeking a special permit to allow a home child care facility for up to 12 children.

A copy of the special permit plat titled, "Plat, Showing House Location on Lot 598, Resubdivision of Lots 13-33 & 42-69, Timothy Park," as revised by Cynthia Nkonwa on March 11, 2014, is included in the front of the staff report.

A more detailed description of the proposal is provided on page two.

CHARACTER OF THE SITE AND SURROUNDING AREA

The site is developed with a two story single family detached dwelling with a basement. An open porch and driveway are located to the west of the dwelling. A wood deck and a concrete patio exists to the east of the dwelling. A wood fence, 5 feet 10 inches in height, encloses the back yard. A five foot wide concrete ditch exists near the eastern rear property line and outside of the fenced backyard. The property has a basement entrance to the south of the house. A few mature trees exist in the front and rear yards of the property. Additionally, the property is relatively flat.

The property is north of Route 1 and west of Frye Road. The subject property and surrounding properties are zoned R-3 and developed with single family detached dwellings.



BACKGROUND

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1974, and purchased by the applicant in 2002.

On April 22, 2002, a building permit was approved for the construction of a conversion of a window to a doorway and associated stairs to access the basement from outside. A copy of this building permit is contained in Appendix 4.

On May 15, 2009, a Notice of Violation was issued to the applicant for keeping inoperable vehicles. The violation included storage of two inoperable vehicles on the property (Appendix 5).

A number of complaints were filed on the property from 2008 to 2013 including unpermitted uses, business in a residential district, inoperable vehicles and unsafe structures. These specific complaints have been closed the Department of Code Compliance (DCC) (Appendix 6).

On April 18, 2014, after a site visit performed by Zoning staff, the DCC issued a Notice of Violation. The violations included accessory structures that are not in good repair, exterior surfaces that are not in good repair, inadequate emergency escape openings and the absence of smoke alarms. These items were re-inspected by the DCC and are currently in compliance (Appendix 7).

Records indicate that no special permits for a home child care have been heard by the Board of Zoning Appeals in the vicinity of the subject property.

DESCRIPTION OF THE PROPOSED USE

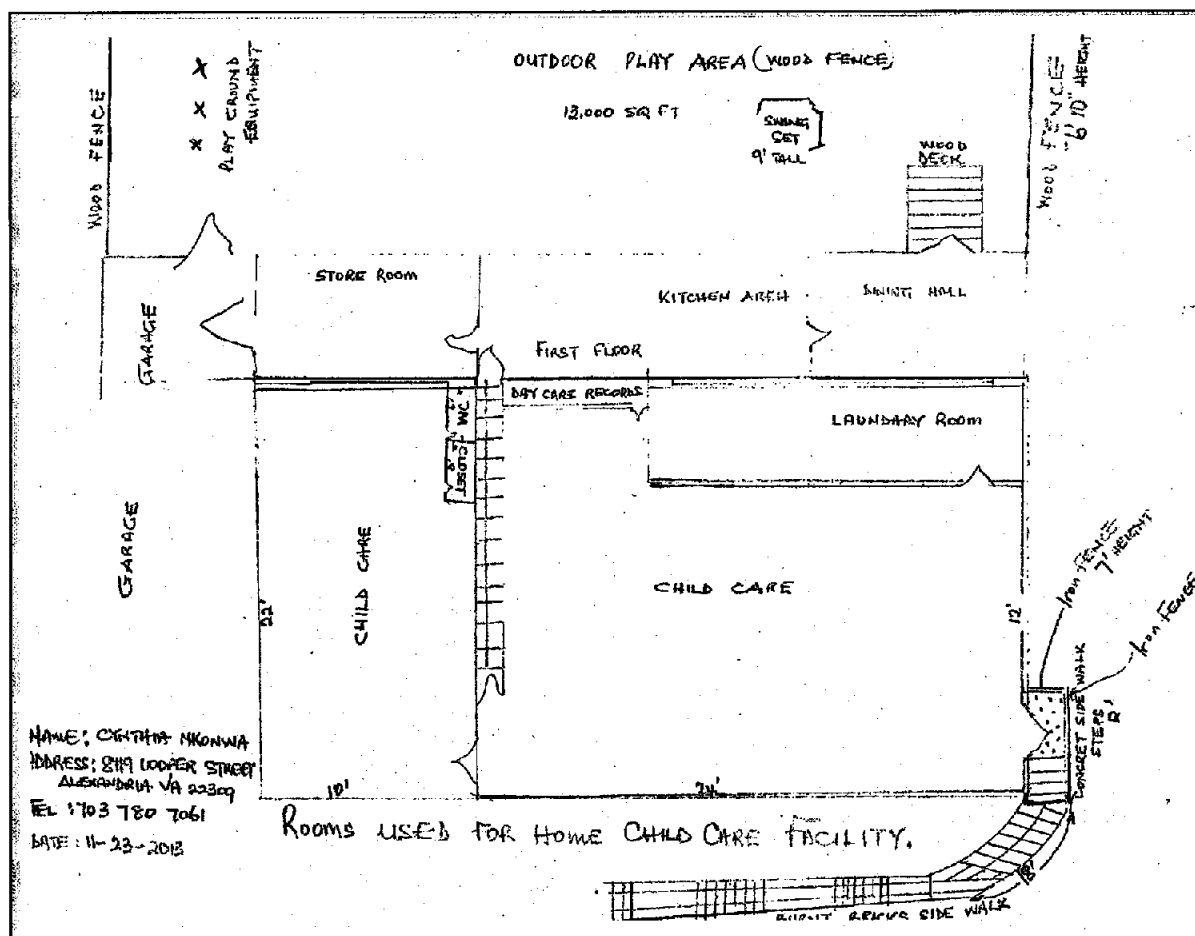
The applicant is requesting approval of a special permit for a home child care facility for up to 12 children on-site at any one time between the hours of 6:00 a.m. to 10:00 p.m. Monday through Friday. The children have staggered arrival and drop off times and there are no more than two parents dropping off children at any one time. Nine children arrive at the site between 6:00 am and 10:30 am. Three children arrive at 2:00 pm. Nine children depart between 4:00 pm and 8:00 pm and three depart at 9:30 pm. There are two full-time assistants.

The applicant also operates the daycare on Saturday and Sunday from 6:00 a.m. to 4:00 p.m. Only two children are present during this time and are from the same family. Therefore on Saturday and Sunday only one car is arriving and departing the site related to the home child care.

The applicant holds a current Family Day Home License, approved for one year and valid through January 7, 2015, from the Commonwealth of Virginia, Department of Social Services. The license permits a capacity of 12 children, birth through 12 years of age (Appendix 8). The state license has approved hours of 24 hours a day, 7 days a week.

However, staff recommends limiting the hours of operation as stated above in the previous two paragraphs and agreed to by the applicant. A development condition has been included to ensure the agreed upon hours of operation are maintained.

The home child care facility is operated in the basement of the dwelling and a napping area is located on the main floor of the building. The basement area includes two playrooms, and a bathroom (as shown below). A wood fence encloses the functional rear yard of the house which includes the play area, as shown on the special permit plat. Pictures provided by the applicant show toys and playground equipment located in this area.



ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area IV, Mount Vernon Planning District
Planning Sector: Woodlawn Community Planning Sector (MV08)
Plan Map: Residential, 2-3 du/ac

Zoning Ordinance Requirements

- Sect. 8-006 General Special Permit Standards
- Sect. 8-303 All Group 3 Uses
- Sect. 8-305 Additional Standards for Home Child Care Facilities
- Sect. 10-103 Par. 6 Location Regulations

This special permit is subject to the sections of the Zoning Ordinance outlined above, a copy of which is included as Appendix 10. Subject to development conditions, this special permit must meet these standards.

On-site Parking and Site Circulation

Vehicular access to the site is provided from Cooper Street. The parents and children use the walkway to the south of the primary dwelling to enter the home child care center in the basement.

The existing driveway appears to be able to accommodate four vehicles with a one car garage and four parking spaces. The applicant uses the garage for storage. The applicant currently has two assistants who do not park on-site. Therefore, the driveway has approximately four spaces available to be used for drop-off and pick-up of children.

A car that appears to be in disrepair is located in the driveway. Staff has included a development condition in Appendix 1 that this car be removed from the driveway so that additional space is available for the drop off and pick up of children.

Two off street parking spaces are required for the single family dwelling and these are contained in the driveway. Therefore, with inclusion of the development conditions in Appendix 1, staff believes sufficient parking exists to accommodate the pick-up and drop-off of children and for the home child care use in general.

Zoning Inspection Analysis (Appendix 9)

During the inspection of the home child care staff found items that required correction. Staff found a sleeping room without proper emergency egress, one smoke detector, evidence of water leaks, improper use of extension cords, no carbon dioxide monitor, play equipment in disrepair, inoperable cars in the driveway, lack of walkway and stairway lighting and a fence in disrepair. A Notice of Violation was issued and the Department of Code Compliance inspected the site. The applicant fixed the violations and DCC has closed the cases.

A subsequent inspection by zoning staff occurred on June 5, 2014, and at that time the applicant had complied with the noted safety concerns. The applicant had moved the napping area to a room on the main level of the house that has adequate emergency egress and has provided photo documentation to staff.

CONCLUSION

Staff believes that the subject application is in conformance with the applicable Zoning Ordinance provisions with the adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report.

RECOMMENDATION

Staff recommends approval of SP 2014-MV-017 for the home child care facility with the adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Building Permit History
5. Complaint History
6. Notice of Violation dated May 15, 2009
7. Notice of Violation dated April 18, 2014
8. Home Child Care State License
9. Zoning Inspection Branch Site Visit Comments
10. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-MV-017****November 12, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-MV-017 located at Tax Map 101-1 ((2)) 598 to permit a home child care facility pursuant to Section 8-305 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicant only, Cynthia Nkonwa, Cynthia Home Day Care, and is not transferable without further action of the Board, and is for the location indicated on the application, 8119 Cooper Street, and is not transferable to other land.
2. This special permit is granted only for the home child care use indicated on the plat titled, "Plat, Showing House Location on Lot 598, Resubdivision of Lots 13-33 & 42-69, Timothy Park," and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit **SHALL BE POSTED IN A CONSPICUOUS PLACE ON THE PROPERTY** of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The maximum hours of operation of the home child care facility shall be limited to 6:00 a.m. to 10:00 p.m., Monday through Friday, and from 6:00 a.m to 4:00 p.m Saturday and Sunday.
5. The dwelling that contains the child care facility shall be the primary residence of the applicant.
6. The maximum number of children on site at any one time between Monday through Friday shall be twelve, and Saturday and Sunday shall be two, excluding the applicant's own children.
7. The maximum number of assistants for the home child care shall be two.
8. All pick-up and drop-off of children shall take place in the driveway.

9. A minimum of four parking spaces shall be provided on the subject parcel, within areas of existing paving. No inoperable cars shall be located in the driveway.
10. There shall be no signage associated with the home child care facility.
11. The applicant shall ensure that adequate emergency egress is provided in any areas used for sleeping in the home child care.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, six months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Application No.(s): SP 2014 - MV - 017
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10-14-2014
 (enter date affidavit is notarized)

122716 a

I, CYNTHIA NKONWA, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) ☒ applicant
☐ applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

- 1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

| NAME (enter first name, middle initial, and last name) | ADDRESS (enter number, street, city, state, and zip code) | RELATIONSHIP(S) (enter applicable relationships listed in BOLD above) |
|---|--|---|
| CYNTHIA NKONWA | 8119 COOPER STREET ALEXANDRIA VA 22309 | APPLICANT/TITLE OWNER |
| EDJIMAN NUMO | 8119 COOPER STREET ALEXANDRIA VA. 22309 | CO-TITLE OWNER |
| CYNTHIA HOME DAY CARE | 8119 COOPER STREET ALEXANDRIA VA. 22309 | CYNTHIA HOME DAY CARE |

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): SP 2014-MV-017
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10-14-14
(enter date affidavit is notarized)

172716a

- 1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

N/A

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

N/A

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): SP 2014-MV-017
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10-14-14
(enter date affidavit is notarized)

122716 a

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

N/A

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): SP 2014-MV-017
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10-14-14
(enter date affidavit is notarized)

122716a

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): SP 2014-MV-017
(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10-14-14
(enter date affidavit is notarized)

122716a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☒ Applicant

☐ Applicant's Authorized Agent

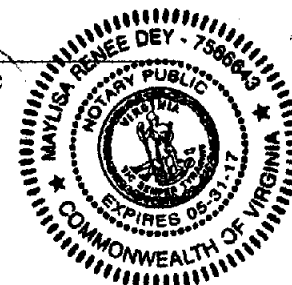
CYNTHIA NKONWA

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 14 day of October, 20 14, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: May 31, 2017


Notary Public



RECEIVED
Department of Planning & Zoning

SEP 19 2013

Zoning Evaluation Division

Fairfax County Zoning Evaluation Division
Department of Planning ND Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Dear Sir/Madam,

I submit here with this application letter to apply for a special permit and to submit checklist for a special permit for home child care facility.

Cynthia Home Day Care is owned and operated by Cynthia Nkonwa. The home care is licensed by the state of Virginia and follows all the state laws and county law governing home child care facilities including chapter 30 of Fairfax County code. Hours of operation are 24 hours. Number of child approved is 12.

The number of children of school age is 4, and the number of children at day care is 8. Estimated number of children and the largest number present at any one time is 8 excluding provider's two children ages 12 and 11 who leave the house for school at 8:45am in the morning and return in the evenings at 4:00pm. There is no exterior appearance or signs that show that a home child care facility is being operated within the house. I have one helper who works from 7:00am to 6pm daily. The helper lives at her own house.

The number of vehicles in my house is two operated by my husband. These two cars are always parked at the road side to give way for parents who bring their children to daycare to park on the concrete driveway for child safe walk. The largest drop off at any one time is 2. This is due to the fact that all the parents who bring their children to the day care have different work schedules.

The concrete driveway, which is 33.6 in length, can accommodate 4 cars at one time for parents who bring their children without any difficulty. The pedestrians and vehicles traffic associated with this building is always free for pedestrians use and not hazardous or conflict with existing and anticipated traffic in the neighborhood.

The vicinity is clam, safe and conducive for home care, and the parents who bring in their children always express their gratitude and appreciation to have this Day care at their vicinity.

The cooper street which lies in front of the day care is not a busy street, it's a residential area with a protected watch neighbors. It is hardly to see moving cars when the Residents leave for work in the morning. Residents are usually seen returning to their houses during the evening time, in which at the time lots of the children at the babysitter have left the day care to their various homes.

The day care is at the basement of the building, there are two big separate rooms in the basement of the house, which all the rooms are used for day care. In the first room there are toys, black board and educational materials for the kids to study. The same first room is used for studying, eating, drinking and playing by the children. There are two infant beds and a small office where the day care records are kept. The second room is mainly beds used as sleeping room for the children. There is a half bathroom in the second room and a closet for day care materials. There is one window and two doors, one door leading to the main hall and the other door leads to outside on the north side of the building. There is adequate open space measuring up to 112.34' at the back of the building, which is neatly fenced with wood, and a wood height is up to 8 feet with well cut shape lawn, and three standing trees to provide shade and fresh air during summer time for a perfect play outdoors. The location, and size of the building is well

structured. The fences and the nature of screening, buffering and landscaping is perfectly structured that it does not hinder or discourage the appropriate development and use of adjacent or nearby land or buildings or impair the value thereof.

I should therefore be grateful if my application for a special permit to maintain 12 children is approved.

Sincerely

A handwritten signature in black ink, appearing to read 'Nkonwa', with a stylized flourish at the end.

Cynthia Nkonwa (Provider)
Cynthia Day Care
8119 Cooper Street
Alexandria Va. 22309

Cynthia Nkonwa (Cynthia Home Day Care)

8119 Copper Street

Alexandria Va. 22309.

09/30/2014

RECEIVED
Department of Planning & Zoning

OCT 16 2014

Zoning Evaluation Division

Laura Gumkowski

Fairfax County DPZ-ZED

Planner 11

Please ref the attached Affidavit, Current Hours of operation (Arrival and Departure time) for your records and attention.

Hours of operation: I work from Monday thr. Friday.

From 6.00am----9.00pm

Saturday and Sunday

From 6.00am----4.00pm

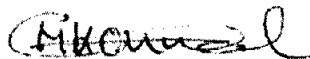
CHILDREN ARRIVAL:

1. Parent 'A' has 3 kids. She arrives at the Day Care at 7am
2. Parent 'B' has 2 kids. She arrives at the Day Care at 6.30am
3. Parent 'c' has 2 kids. She arrives at the Day Care at 6.00am
4. Parent 'D' has 3 kids. She arrives at the Day Care at 2.00pm
5. Parent 'E' has 2 kids. She arrives at the Day Care at 10.00am

CHILDREN DEPARTURE:

- 1 Parent 'A' has 3 kids. She picks the kids from Day Care at 6.00pm
2. Parent 'B' has 2 kids. She picks the kids from Day Care at 6.30p
- 3 Parent 'C' has 2 kids .She picks the kids from Day Care at 4.00pm.
- 4 Parent 'D' has 3 kids. She picks the kids from Day Care at 9.00pm
- 5 Parent 'E' has 2 kids. She picks the kids from Day Care at 7.00pm.
- 6

Thanks,



Cynthia Nkonwa (Cynthia Daycare)

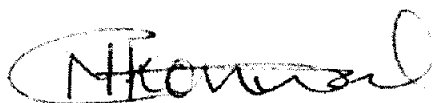
Arrival and Departure Schedule for CYNTHIA HOME DAYCAREAddress: 8119 COOPER STREET, ALEXANDRIA VA 22309

Proposed Arrival Schedule

| Child | 6:00 - 6:30 AM | 7:00 - 7:30 AM | 10:00 - 10:30 AM | 2:00 - 2:30 PM |
|-------|----------------|----------------|------------------|----------------|
| 1 | X | | | |
| 2 | X | | | |
| 3 | X | | | |
| 4 | X | | | |
| 5 | | X | | |
| 6 | | X | | |
| 7 | | X | | |
| 8 | | | X | |
| 9 | | | X | |
| 10 | | | | X |
| 11 | | | | X |
| 12 | | | | X |

Proposed Departure Schedule

| Child | 4:00 - 4:30 PM | 6:00 - 6:30 PM | 7:30 - 8:00 PM | 9:00 - 9:30 PM |
|-------|----------------|----------------|----------------|----------------|
| 1 | X | | | |
| 2 | X | | | |
| 3 | | X | | |
| 4 | | X | | |
| 5 | | X | | |
| 6 | | X | | |
| 7 | | X | | |
| 8 | | | X | |
| 9 | | | X | |
| 10 | | | | X |
| 11 | | | | X |
| 12 | | | | X |



09/30/14

BUILDING PERMIT APPLICATION

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES
 PERMIT APPLICATION CENTER
 8055 Government Center Parkway, 2nd Floor
 Fairfax, Virginia 22035-5504
 Telephone: 703-222-0001
 Web site: <http://www.co.fairfax.va.us/bpws>

PERMIT # 02112B0210

APPENDIX 4

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY
 PLAN # W-02-02173
 TAX MAP # 101-1-02-0598

| ROUTING | DATE | APPROVED BY |
|-----------------|---------|-------------|
| LICENSING | | |
| ZONING | 4/22/02 | JWC |
| SITE PERMITS | 4/22/02 | JWC |
| HEALTH DEPT. | | |
| BUILDING REVIEW | 4/24/02 | Sen |
| SANITATION | | |
| FIRE MARSHAL | | |
| ASBESTOS | | |
| PROFFERS | | |

FEE \$
 FILING FEE \$
 AMOUNT DUE = \$56.00

BUILDING PLAN REVIEW
 REVIEWER # OF HOURS
 REVISION FEES \$
 FIRE MARSHAL FEES \$
 FIXTURE UNITS PLAN LOC: J ☐ R ☐

APPROVED FOR ISSUANCE OF BUILDING PERMIT
 (LOG OUT) BY DATE

ZONING REVIEW
 USE SFD
 ZONING DISTRICT R-3 HISTORICAL DISTRICT
 ZONING CASE #
 GROSS FLOOR AREA OF TENANT SPACE
 YARDS: FRONT 47
 L SIDE 7
 R SIDE N/C
 REAR 1
 GARAGE 1 ☐ 2 ☐ 3 ☐
 OPTIONS: YES ☐ NO ☐
 REMARKS BLD DOOR in place of window
 BLD STEPS OUTSIDE FOR BSMT DOOR

GRADING AND DRAINAGE REVIEW
 SOILS # Wmmy A ☐ B ☐ 80 ☐
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT)
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) 15
 PLAN # APPR. DATE

STAMPS
 (See reverse side of application)

REMARKS No water on lot

NOTARIZATION (If required)
 State (or territory or district) of
 County (or city) of
 I, a Notary Public in the State and County aforesaid, do certify that
 whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.
 Given under my hand this day of 20
 My commission expires the day of 20
 (Notary Signature)

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
 (PLEASE PRINT OR TYPE)

JOB LOCATION
 ADDRESS 8119 COOPER ST. ALEX VA.
 LOT # 373 BUILDING
 FLOOR SUITE
 SUBDIVISION TOWN CITY PARK
 TENANT'S NAME

OWNER INFORMATION OWNER ☐ TENANT ☐
 NAME EDJIMAN NUMO / CYNTHIA NKEOWA
 ADDRESS 8119 COOPER ST
 CITY ALEX STATE VA ZIP 22309
 TELEPHONE 703 780 1181

CONTRACTOR INFORMATION SAME AS OWNER ☒
 CONTRACTORS MUST PROVIDE THE FOLLOWING:
 COMPANY NAME
 ADDRESS
 CITY STATE ZIP
 TELEPHONE
 STATE CONTRACTORS LICENSE #
 COUNTY BPOL #

APPLICANT EDJIMAN NUMO

DESCRIPTION OF WORK
 Convert a basement window into a door steps to second entrance.

HOUSE TYPE
 ESTIMATED COST OF CONSTRUCTION
 BLDG AREA (SQ FT OF FOOTPRINT)
 USE GROUP OF BUILDING
 TYPE OF CONSTRUCTION
 SEWER SERVICE PUBLIC ☐ SEPTIC ☐ OTHER ☐
 WATER SERVICE PUBLIC ☐ WELL ☐ OTHER ☐
 OTHER PLEASE SPECIFY

DESIGNATED MECHANICS' LIEN AGENT
 (Residential Construction Only)
 NAME
 ADDRESS

NONE DESIGNATED ☐ PHONE

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS

| | | |
|-----------------|----------------|---|
| # KITCHENS | EXTER. WALLS | |
| # BATHS | INTER. WALLS | |
| # HALF BATHS | ROOF MATERIAL | |
| # BEDROOMS | FLOOR MATERIAL | |
| # OFFROOMS | FIN. BASEMENT | % |
| # STORIES | HEATING FUEL | |
| BUILDING HEIGHT | HEATING SYSTEM | |
| BUILDING AREA | # FIREPLACES | |
| BASEMENT | | |

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Signature of Owner or Agent
 Date
 Printed Name and Title
 (Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

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- NOTES: 1. UTILITIES ARE UNDERGROUND
2. FENCES ARE FRAME UNLESS NOTED.



WOODLAWN TERRACE

132

139

S 13°29'36" E ~ 80.00'

CONC. MON.

OFF 0.8'

80.00'

ON 0.3'

5' CONCRETE DITCH

APPROVED

4/22/02

Zoning Administrator

ELEC. TRANS. ON 1.4'

ON 7.0'

15' STORM SEWER EASEMENT

166.95'

OFF 0.1'

ON 7.1'

ON 1.6'

OFF 0.2'

166.15'

Office of Building Code Services

598

13,324 S.F.

597

Approved
Date 4/22/02

N 75°56'25" E

CONC. PATIO

DECK

30.3'

12.5'

20.8'

TWO STORY BRICK & VINYL DWELLING #8119

59.5'

12.3'

AG.

24.2'

OPEN PORCH

10.0'

33.6'

CONCRETE DRIVEWAY

8.0'

ON LINE ON 0.1'

SPLIT RAIL FENCE

ON 0.1'

110.26' TO P.C. LAWRENCE STREET

OFF 0.9'

4' CONC. WALK

OFF 0.9'

N 14°03'40" W ~ 80.00'

COOPER STREET

50' R/W PLACED ON COMPETENT MATERIAL.

PLAT

SHOWING HOUSE LOCATION ON

LOT 598

RESUBDIVISION OF LOTS 13-33 & 42-69

TIMOTHY PARK

FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30'

MARCH 25, 2002

TOTAL EARTH DISTURBANCE ON THIS LOT SHALL NOT EXCEED 2500 S.F.

PLAT SUBJECT TO RESTRICTIONS OF RECORD.

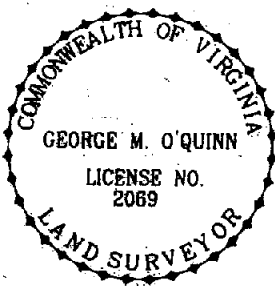
TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

George M. O'Quinn

GEORGE M. O'QUINN

L.S.



CASE NAME:

YODER - EDJIMAN/NKONWA

ALLIANCE TITLE & ESCROW, INC.

ALEXANDRIA SURVEYS INTERNATIONAL, LLC.

8343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703-880-6815
FAX 703-768-7764

#20322005

Land Development Information History: Search [Help](#)

Search Form

All text: All Ids: After Date:
 Address: Project Name: Before Date:
 Grid: 101 Quad: 1 Subdivision: 2 Block: Lot: 598 Suffix:

Search Results

Switch to view: [Results List](#) [Timeline](#) [Map](#)

Showing from 1 to 8 of about 8 results

Sort by: Pages: **1**

Date Descending ▼

| # Record | Status | Date |
|---|--------|--------------------|
| 1 FIDO - DCC - Complaint 103668 Project Name: TIMOTHY PARK RESUB. Address: 008119 COOPER ST | Closed | Closed: 2014-05-19 |
| 2 FIDO - DCC - Complaint 103762 Project Name: TIMOTHY PARK RESUB. Address: 008119 COOPER ST | Closed | Closed: 2014-04-23 |
| 3 FIDO - DCC - Complaint 95789 Project Name: TIMOTHY PARK RESUB. Address: 008119 COOPER ST | Closed | Closed: 2013-07-10 |
| 4 FIDO - DCC - Complaint 95756 Project Name: TIMOTHY PARK RESUB. Address: 008119 COOPER ST | Closed | Closed: 2013-06-19 |
| 5 FIDO - DCC - Complaint 89474 Project Name: TIMOTHY PARK RESUB. Address: 008119 COOPER ST | Closed | Closed: 2012-11-29 |
| 6 FIDO - DCC - Complaint 78036 Project Name: TIMOTHY PARK RESUB. Address: 008119 COOPER ST | Closed | Closed: 2011-12-14 |
| 7 FIDO - DPZ - Complaint 49120 Project Name: TIMOTHY PARK RESUB. Address: 008119 COOPER ST | Closed | Closed: 2009-05-27 |
| 8 FIDO - DPZ - Complaint 30816 Project Name: TIMOTHY PARK RESUB. Address: 008119 COOPER ST | Closed | Closed: 2008-04-08 |

Showing from 1 to 8 of about 8 results

Pages: **1**Contact Us: [General](#) (Office of Public Affairs) | [Technical](#) (Web Administrator) | [Directed Inquiries](#) (County Agencies)

**Land Development Information History: FIDO - DCC - Complaint 103668****Complaint Details**

| | |
|--|------------------|
| Complaint # | 103668 |
| Street Address | 008119 COOPER ST |
| Magisterial District | Mount Vernon |
| Complaint Description | No Egress |
| Agency | DCC |
| Status | Closed |
| Opened Date | 2014-04-14 |
| Closed Date | 2014-05-19 |
| Disposition | Compliance |
| Inspector Assigned | Nancy Stallings |
| Notice of Violation and/or Corrective Work Order | Yes |
| Litigation | No |

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**Land Development Information History: FIDO - DCC - Complaint 103762****Complaint Details**

| | |
|--|----------------------------------|
| Complaint # | 103762 |
| Street Address | 008119 COOPER ST |
| Magisterial District | Mount Vernon |
| Complaint Description | Unpermitted Interior Renovations |
| Agency | DCC |
| Status | Closed |
| Opened Date | 2014-04-16 |
| Closed Date | 2014-04-23 |
| Disposition | Compliance |
| Inspector Assigned | Rakesh Kapoor |
| Notice of Violation and/or Corrective Work Order | No |
| Litigation | No |

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**Land Development Information History: FIDO - DCC - Complaint 95756****Complaint Details**

| | |
|--|------------------------------------|
| Complaint # | 95756 |
| Street Address | 008119 COOPER ST |
| Magisterial District | Mount Vernon |
| Complaint Description | Business In A Residential District |
| Agency | DCC |
| Status | Closed |
| Opened Date | 2013-06-17 |
| Closed Date | 2013-06-19 |
| Disposition | Unfounded (No Problem Found) |
| Inspector Assigned | Nancy Stallings |
| Notice of Violation and/or Corrective Work Order | No |
| Litigation | No |

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**Land Development Information History: FIDO - DCC - Complaint 95789****Complaint Details**

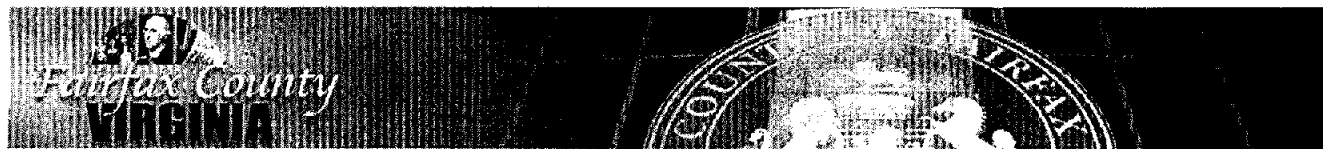
| | |
|--|--|
| Complaint # | 95789 |
| Street Address | 008119 COOPER ST |
| Magisterial District | Mount Vernon |
| Complaint Description | Structures Unsafe, Dilapidated Or In Disrepair |
| Agency | DCC |
| Status | Closed |
| Opened Date | 2013-06-18 |
| Closed Date | 2013-07-10 |
| Disposition | Compliance |
| Inspector Assigned | Nancy Stallings |
| Notice of Violation and/or Corrective Work Order | Yes |
| Litigation | No |

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)
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**Land Development Information History: FIDO - DCC - Complaint 89474****Complaint Details**

| | |
|--|----------------------|
| Complaint # | 89474 |
| Street Address | 008119 COOPER ST |
| Magisterial District | Mount Vernon |
| Complaint Description | Vehicle - Inoperable |
| Agency | DCC |
| Status | Closed |
| Opened Date | 2012-11-06 |
| Closed Date | 2012-11-29 |
| Disposition | Compliance |
| Inspector Assigned | Nancy Stallings |
| Notice of Violation and/or Corrective Work Order | Yes |
| Litigation | No |

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)
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**Land Development Information History: FIDO - DCC - Complaint 78036****Complaint Details**

| | |
|--|------------------------------------|
| Complaint # | 78036 |
| Street Address | 008119 COOPER ST |
| Magisterial District | Mount Vernon |
| Complaint Description | Business In A Residential District |
| Agency | DCC |
| Status | Closed |
| Opened Date | 2011-11-12 |
| Closed Date | 2011-12-14 |
| Disposition | Compliance |
| Inspector Assigned | Jack Blair |
| Notice of Violation and/or Corrective Work Order | Yes |
| Litigation | No |

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**Land Development Information History: FIDO - DPZ - Complaint 49120****Complaint Details**

| | |
|--|------------------------------------|
| Complaint # | 49120 |
| Street Address | 008119 COOPER ST |
| Magisterial District | Mount Vernon |
| Complaint Description | Business In A Residential District |
| Agency | DPZ |
| Status | Closed |
| Opened Date | 2009-05-08 |
| Closed Date | 2009-05-27 |
| Disposition | Compliance |
| Inspector Assigned | Chuck Cohenour |
| Notice of Violation and/or Corrective Work Order | Yes |
| Litigation | No |

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**Land Development Information History: FIDO - DPZ - Complaint 30816****Complaint Details**

| | |
|--|------------------------------|
| Complaint # | 30816 |
| Street Address | 008119 COOPER ST |
| Magisterial District | Mount Vernon |
| Complaint Description | Use Not Permitted |
| Agency | DPZ |
| Status | Closed |
| Opened Date | 2008-04-01 |
| Closed Date | 2008-04-08 |
| Disposition | Unfounded (No Problem Found) |
| Inspector Assigned | Rebecca Goodyear |
| Notice of Violation and/or Corrective Work Order | No |
| Litigation | No |

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County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County.

NOTICE OF VIOLATION

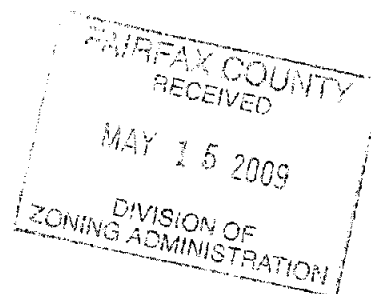
DATE OF ISSUANCE: May 15, 2009

CERTIFIED MAIL #: 7008 2810 0001 8752 1910

CASE #: 200901907
SR#: 49120

SERVE: Cynthia Nkonwa
Edjiman Numo
8119 Cooper Street
Alexandria, VA 22309

LOCATION OF VIOLATION 8119 Cooper Street
Timothy Park, Lot 598
Alexandria, Virginia 22309-1007
Tax Map #: 101-1 ((2)) 598
Zoning District: R-3



Dear Property Owners:

An inspection of the above referenced property on May 13, 2009 revealed the following violations of the Fairfax County Zoning Ordinance.

§ 10-102 (13) Inoperable Vehicle(s)

§ 2-302 (6) Accessory Use must comply with Article 10:

The inspection has determined that you are storing two inoperable vehicles at this residentially zoned property, specifically a Mercedes Benz "C" Class and a Lexus SUV with no registration. Paragraph 3 of Section 110-2-1 of the Fairfax County Code defines an inoperative vehicle as:

(3) Any motor vehicle, trailer, or semi trailer as herein defined:

- (A) Which is not in operating condition; or
- (B) Which does not display valid license plates; or
- (C) Which does not display an inspection decal that is valid or does display an inspection decal that has been expired for more than sixty (60) days.



County of Fairfax, Virginia

Return Copy

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

NOTICE OF VIOLATION Virginia Maintenance Code

DATE OF ISSUANCE: April 18, 2014

METHOD OF SERVICE: OFFICE OF THE SHERIFF

LEGAL NOTICE ISSUED TO: Cynthia Nkonwa
ADDRESS: Edjiman Numo
8119 Cooper Street
Alexandria, VA 22309

LOCATION OF VIOLATION: 8119 Cooper Street
Alexandria, Virginia 22309-1007

TAX MAP REF: 1011 02 0598

CASE #: 201402189 **SR #:** 103668

POTENTIAL CIVIL PENALTIES PURSUANT TO FAIRFAX COUNTY

| CODE § 61-7-1(B): Maintenance Code Violation(s) | First Offense | Each Subsequent Offense |
|---|------------------|-------------------------|
| §VMC302.7 | \$ 100.00 | \$ 150.00 |
| §VMC304.2 | \$ 100.00 | \$ 150.00 |
| §VMC702.4 | \$ 100.00 | \$ 150.00 |
| §VMC704.2 | \$ 100.00 | \$ 150.00 |
| TOTAL: | \$ 400.00 | \$ 600.00 |

Dear Responsible Party:

In accordance with the Virginia Maintenance Code (Part III of the Uniform Statewide Building Code-2009 Edition), an inspection on April 15, 2014, revealed violations as listed below at the referenced location. **The cited violations must be corrected within 30 days from receipt of this notice unless otherwise indicated.**

VIOLATION: ACCESSORY STRUCTURES:VMC 302.7. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

LOCATION: 8119 Cooper Street Alexandria, VA

Department of Code Compliance
12055 Government Center Parkway, Suite 1016
Fairfax, Virginia 22035-5508
Phone 703-324-1300 Fax 703-324-9346
www.fairfaxcounty.gov/code

Cynthia Nkonwa
Edjiman Numo
April 18, 2014
SR 103668
Page 2

WORK TO BE PERFORMED: The gate is not properly attached to the wood fence. Attach gate so that it is structurally sound and in good repair and properly attached to the gate post. **You have 30 days to comply.**

VIOLATION: PROTECTIVE TREATMENT: VMC 304.2. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

LOCATION: 8119 Cooper Street Alexandria, VA

WORK TO BE PERFORMED: The bay window is showing signs of wood rot and needs repair and painting. Other wood surfaces showing signs of decay shall be protected; chipped, flaking and peeling paint needs to be eliminated and surfaces repainted. Reattach window shutter to the building. **You have 30 days to comply.**

VIOLATION: EMERGENCY ESCAPE OPENINGS: VMC 702.4. Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key tool or force greater than that which is required for normal operation of the escape and rescue opening.

LOCATION: Day care area of basement at 8119 Cooper Street Alexandria, VA.

WORK TO BE PERFORMED: The room being used for sleeping does not have emergency ingress/egress windows. Remove all beds, cots, sleeping bag, bunk beds, etc., from this area. **You have 5 days to comply.**

VIOLATION: SMOKE ALARMS: VMC 704.2. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

Cynthia Nkonwa
Edjiman Numo
April 18, 2014
SR 103668
Page 3

2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one fully story below the upper level. Single or multiple-station smoke alarms shall be installed in other groups in accordance with the International Fire Code.

LOCATION: Day Care area in basement of 8119 Cooper Street, Alexandria, VA

WORK TO BE PERFORMED: Install working smoke alarm in basement area. **You have 24 hours to comply.**

All repairs, alterations, and/or additions must be made in accordance with applicable laws. Any additional violations that may appear as work progresses will require correction.

Information about obtaining any necessary permits required by other Fairfax County agencies may be obtained by calling (703)222-0801 and requesting the appropriate department. The owner of a building or structure, or the owner's agent or any other person involved in the use of the subject building or structure may appeal a decision of the Code Official concerning the application of the Virginia Maintenance Code to such building or structure and may also appeal a refusal by the Code Official to grant a modification to the provisions of this code pertaining to such building or structure. Applications for appeals shall be submitted in writing to the Fairfax County Board of Building and Fire Prevention Code Appeals within 14 calendar days of the decision being appealed. Appeal application forms may be obtained by contacting:

Fairfax County Board of Building and Fire Prevention Code Appeals
Attention: Secretary to the Fairfax County Board of Building and Fire Prevention Code Appeals
Department of Public Works and Environmental Services
12055 Government Center Parkway, Suite 444
Fairfax, VA 22035-5504
Phone: (703)324-1780

Information and forms can also be obtained at:

http://www.fairfaxcounty.gov/dpwes/publications/codemods_appeals.htm

Failure to submit an application for appeal within the time limit established shall constitute acceptance of the Code Official's decision.

Cynthia Nkonwa
Edjiman Numo
April 18, 2014
SR 103668
Page 4

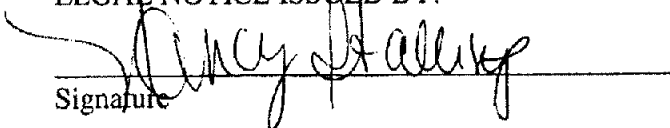
The Fairfax County Board of Building and Fire Prevention Code Appeals shall meet within 30 calendar days after the date of receipt of the application for appeal.

A follow-up inspection will be made at the expiration of the time period outlined in this Notice. Failure to comply with the Notice will result in the initiation of appropriate legal action to gain compliance with the Virginia Maintenance Code which can result in court ordered sanctions or civil penalties. Civil penalties may be ordered in the amount of \$100.00 for each violation cited herein for the first violation and \$150.00 for each subsequent violation cited herein per day totaling up to \$4,000.00 in accordance with Fairfax County Code § 61-7-1(B).

In accordance with the code, the owner or person to whom this notice of violation has been issued is responsible for contacting me within the time frame established for any re-inspections to assure the violations have been corrected.

If you have any questions, would like to schedule an appointment to meet with an investigator, or schedule a follow up inspection, please contact me directly at (703)324-1317. For any other questions, contact our main office at (703)324-1300.

LEGAL NOTICE ISSUED BY:


Signature

Nancy Stallings
Code Compliance Investigator
(703)324-1317

☐ PERSONAL SERVICE

☒ Being unable to make personal service a copy was delivered in the following manner:

- ☐ Delivered to a person found in charge of usual place of business or employment during business hours and giving information of its purport.
- ☐ Delivered to family member (not temporary sojourner or guest) age 16 or older at usual place of abode or party named above after giving information its purport. List name, age of recipient, and relation of recipient to party named above.

☒ Posted on front door or such other door as appears to be the main entrance of usual place of abode, address listed above (Other authorized recipient not found).

- ☐ Served on a Secretary of the Commonwealth.
- ☐ Not found.

S.S. Gonzalez
SERVING OFFICER

DATE 4-19-14

Stacey A. Kincaid, Sheriff
Fairfax County, VA

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SERVING OFFICER

for

DATE

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- ☐ Not found.

SERVING OFFICER

for

DATE



Cynthia Nkonwa
8119 Cooper Street
ALEXANDRIA, VA 22309
(703) 780-7061

Facility Type: Family Day Home
License Type: One Year
Expiration Date: Jan. 7, 2015
Business Hours: 24 hours - 24 hours
Sunday - Saturday
Capacity: 12
Ages: Birth - 12 years 11 months
Inspector: Martha Pauly
(703) 359-6786



County of Fairfax, Virginia

MEMORANDUM

DATE: July 21, 2014

TO: Laura Gumkowski, Staff Coordinator
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning

FROM: Chuck Cohenour
Senior Zoning Inspector
Zoning Inspections Branch

SUBJECT: Home Child Care Application Amended

APPLICANTS: Cynthia Nkonwa
Edjiman Edjiman
8119 Cooper Street, Alexandria, Virginia 22309
Timothy Park Lot 598
Tax Map Ref #: 101-1 ((2)) 598
Zoning District: R-3
Mail Log Assignment: 2014-MV-0198

*KEY: A "✓" mark in a box indicates that the item was deficient.
An unmarked box indicates that no violation was found.*

- ☐ Rooms used for sleeping must provide two means of exit, one which leads directly to the outside, as required by the Virginia Uniform Statewide Building Code. (32-12-30.)
- ☐ An operable smoke alarm shall be provided outside of each sleeping area, with at least one such device on each floor.
- ☐ All exit stairs, interior or exterior, shall be in good repair and shall be provided with handrails and guard rails as required by the Virginia Uniform Statewide Building Code.
- ☐ All egress pathway and exit doors shall be unlocked in the direction of egress and free from obstructions that would prevent their use, including debris, storage, and accumulations of snow and ice.
- ☐ Electrical hazards identified shall be abated in accordance with the Virginia Uniform Statewide Building Code.
- ☐ Extension cords, temporary wiring, and flexible cords shall not be substituted for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through

walls, ceilings, or floors, or under doors or floor coverings, or be subject to environmental or physical damage.

- ☐ A working space of not less than 30 inches in width, 36 inches in depth, and 78 inches in height shall be provided in front of the electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space.
- ☐ Structures comply with the Zoning Ordinance.

cc: Street File

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

8-305

Additional Standards for Home Child Care Facilities

1. The number of children that may be cared for in a home child care facility may exceed the number of children permitted under Par. 6A of Sect. 10-103, but in no event shall the maximum number of children permitted at any one time exceed twelve (12), excluding the provider's own children. The BZA may also allow more than one nonresident person to be involved with the use. Except as described above, home child care facilities shall also be subject to the use limitations of Par. 6 of Sect. 10-103.
2. The BZA shall review access to the site and all existing and/or proposed parking, including but not limited to the availability of on-street parking and/or alternative drop off and pick up areas located in proximity to the use, to determine if such parking is sufficient. The BZA may require the provision of additional off-street parking spaces based on the maximum number of vehicles expected to be on site at any one time and such parking shall be in addition to the requirement for the dwelling unit.
3. The provisions of Article 13 shall not apply to home child care facilities, however, the BZA may require the provision of landscaping and screening based on the specifics of each application.
4. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plan drawn to scale. The plan, which may be prepared by the applicant, shall contain the following information:
 - A. The dimensions, boundary lines and area of the lot or parcel.
 - B. The location, dimensions and height of any building, structure or addition, whether existing or proposed.
 - C. The distance from all property lines to the existing or proposed building, structure or addition, shown to the nearest foot.
 - D. The dimensions and size of all outdoor recreation space and the location of such space in relation to all lot lines.
5. All such uses shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

Sect. 10-103 Use Limitations

6. The following use limitations shall apply to home child care facilities:

A. The maximum number of children permitted at any one time shall be as follows:

- (1) Seven (7) when such facility is located in a single family detached dwelling.
- (2) Five (5) when such facility is located in a single family attached, multiple family or mobile home dwelling.

The maximum number of children specified above shall not include the provider's own children.

B. A home child care facility shall be operated by the licensed or permitted home child care provider within the dwelling that is the primary residence of such provider, and except for emergency situations, such provider shall be on the premises while the home child care facility is in operation. Notwithstanding the above, a substitute care provider may operate a home child care facility in the absence of the provider for a maximum of 240 hours per calendar year.

C. There shall be no exterior evidence, including signs, that the property is used in any way other than as a dwelling, except that play equipment and other accessory uses and structures permitted by this Part shall be allowed.

D. In addition to the persons who use the dwelling as their primary residence, one (1) nonresident person, whether paid or not for their services, may be involved in the home child care use on the property, provided that there is only one (1) such person on the property at any one time and the hours of such attendance shall be limited to 7:00 AM to 6:00 PM, Monday through Friday.

E. Notwithstanding the provisions of Par. B above, a child care provider may care for the maximum number of children permitted in Par. A above in a dwelling other than the provider's own, as long as the dwelling is the primary residence of at least one of the children being cared for by the provider. Such child care provider shall comprise the one nonresident person allowed under Par. D above.

F. All such uses shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

G. An increase in the number of children permitted under Par. A above or the involvement of more than one nonresident person as permitted under Par. D above may be permitted in accordance with the provisions of Part 3 of Article 8.